COMMUNITY PROFILE

About Ogden

Ogden is a community of makers and creators with a culture of innovation that drives economic growth. Key industries in Ogden include aerospace & defense, advanced materials & manufacturing, information technology & software, life sciences, and outdoor products. Ogden offers the benefit of strong industry clusters, a young, well-educated workforce, unique assets that support innovation, and high-quality, low-cost locations.

Nestled against the Wasatch Front, Ogden also provides a unique blend of urban living and outdoor recreation – a true mountain-to-metro experience. The community offers access to all the advantages of a major metropolitan area, while maintaining a low cost of business and living, high quality of life, and unparalleled access to the outdoors.

Ogden is a city of 90,000 within the Wasatch Front metropolitan area, just a short 35-minute drive from the Salt Lake City International Airport. Ogden is Northern Utah’s regional center for employment, education, healthcare, and government. There is a labor force of more than 450,000 within 35 miles of Ogden.

Historic 25th Street in downtown Ogden, facing the Wasatch Mountains.
Demographics

<table>
<thead>
<tr>
<th>Demographics</th>
<th>Ogden-Clearfield MSA</th>
<th>Ogden City</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2018 (Est.)</td>
<td>2023 (Proj.)</td>
</tr>
<tr>
<td>Population</td>
<td>684,718</td>
<td>743,652</td>
</tr>
<tr>
<td>Households</td>
<td>216,006</td>
<td>233,576</td>
</tr>
<tr>
<td>Average Household Size</td>
<td>3.14</td>
<td>3.16</td>
</tr>
<tr>
<td>Median Age</td>
<td>31.4</td>
<td>32.1</td>
</tr>
<tr>
<td>Median Household Income</td>
<td>$72,112</td>
<td>$82,428</td>
</tr>
</tbody>
</table>


Workforce

Ogden is home to a sizeable and well-educated labor force. The Ogden-Clearfield MSA is home to a labor force of more than 326,000. Within 35 miles of Ogden, the labor force increases to more than 450,000. In the Ogden-Clearfield MSA, approximately 93% of the working-age population has at least a high school degree or GED and 42% has a post-secondary degree.

<table>
<thead>
<tr>
<th>Distance from Ogden</th>
<th>Civilian Labor Force (2018)</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 miles (~20 minutes)</td>
<td>243,101</td>
</tr>
<tr>
<td>25 miles (~30 minutes)</td>
<td>304,234</td>
</tr>
<tr>
<td>35 miles (~40 minutes)</td>
<td>450,443</td>
</tr>
</tbody>
</table>


Education

- Ogden is home to Weber State University (WSU), with an enrollment of nearly 28,000 students. Ranked #86 in “Regional Universities West” by US News & World Report, WSU offers more than 225 certificate and degree programs (the largest undergraduate offering in the state) and 14 graduate degrees, hundreds of online classes, and many other educational opportunities. WSU has well-regarded programs in sales, manufacturing, engineering technology, and computer science. The university emphasizes accessibility and community-engaged learning (such as experiential learning, capstone projects, and internships).
Ogden-Weber Technical College (OWTC) serves more than 6,000 students each year. OWTC offers hands-on technical education, with more than 300 technical skills courses in 32 employment categories. They partner with industry to provide employer-driven technical training, including Custom Fit training for more than 200 employers each year and internships and on-the-job training for many students. Several programs support the IT/software and advanced materials clusters.

Other major universities are located in proximity to Ogden, along the Wasatch Front:
- University of Utah: 32,000 students; 40 miles from Ogden (ranked #51 in Top Public Schools, US News)
- Utah State University: 28,000 students; 45 miles from Ogden (ranked #122 in Top Public Schools, US News)
- Utah Valley University: 35,000 students; 70 miles from Ogden
- Brigham Young University: 34,000 students; 80 miles from Ogden

A mix of public, private and charter schools serve Weber County’s 50,000+ students. The county boasts 57 elementary schools, 21 middle/junior high schools and 18 high schools. Unique offerings include the New Bridge STEM Elementary School, dual language immersion programs in Spanish and Chinese, Early College/Concurrent Enrollment, and the International Baccalaureate program at Ogden High School.

Business Announcements
- **England Logistics** is preparing to open a new office in Ogden with 90 employees. The new office will provide access to the region’s skilled professional sales workforce.
- **Marketstar**, a company homegrown in Ogden, has dramatically grown its Sales-as-a-Service business for leading technology brands (such as Pinterest and Dropbox) and recently added new office space at the American Can Complex in downtown Ogden.
- **Borsight**, an advanced avionics company, is expanding at the Ogden Airport. The company’s rapid growth has required construction of a new facility at the airport and plans are already in place for additional expansion.
- **a2b Fulfillment** is a third party logistics provider that recently established a western base of operations in Ogden with a 120,000 sf distribution center.
- **ENVE Composites**, a leading manufacturer of carbon fiber bicycle wheels, is expanding in Ogden. ENVE recently built a new 70,000 sf headquarters at the Ogden Business Exchange that includes sales, engineering, R&D, manufacturing, and distribution.
Parker-Hannifin, a leading aerospace manufacturer, announced an expansion in Ogden that will add 77 jobs and $3 million in capital investment to their existing facility. Parker is expanding with 3D metal additive manufacturing technology.

Readerlink, the largest full-service distributor of books in North America, opened a 500,000 sf facility at Business Depot Ogden.

Honeyville Grain opened a 200,000 sf manufacturing plant at Business Depot Ogden.

Selle Royal holds a portfolio of significant cycling brands (including Crank Brothers) and recently opened a 14,000 sf research & design center at the Ogden Business Exchange.

WhiteClouds, an industry leader in 3D printing, operates a 60,000 sf facility at Business Depot Ogden. This new facility more than doubled the company's full-color printing capacity and makes WhiteClouds the largest full-color 3D print services provider in the world.

Northrop Grumman opened a 45,000 square-foot engineering center at the Ogden Airport and now employs more than 250 software and electrical engineers in Ogden.

Business Accolades

CNBC ranked Ogden as the country’s 12th best boomtown, based on 5-year change in population & housing, workforce & economy, and business growth (2018).

WalletHub ranked Ogden the 7th best small city for starting a business (2018)

Forbes Magazine ranked the Ogden-Clearfield MSA the 8th best place for business and careers, 6th fastest growing city, and 2nd best place to raise a family in the U.S. (2016)

In a study by the Brookings Institution, Ogden ranked 14th in the U.S. for highest share of advanced industry employees (2016)

Newsweek Magazine recently published a cover story on Ogden, exploring why our community has the country’s narrowest wealth gap (2015)

Innovation Assets

Weber State University (WSU) is home to a Concept Center allows private industry to partner with the university to conduct research and enhance innovation.

Startup Ogden is a software-focused co-working space and accelerator program, developed in partnership by Ogden City and Weber State University.

The Ogden-Weber Technical College (OWTC) is home to a new $6.3 million composites center and also offers strong training programs in non-destructive inspection (NDI), industrial automation, and precision production.

The Davis Technical College (DTC) has strong training programs in composites, automation and robotics, and plastic injection molding.

Utah Advanced Materials & Manufacturing Initiative (UAMMI) is working to accelerate innovation and growth in Utah’s advanced materials industry.
Transportation

Ogden City is strategically located for highway, rail, and air access within the western region and the nation. Ogden is at the crossroads of the CANAMEX shipping corridor. Interstate 15 and Interstate 84 intersect in Ogden and provide access throughout the western United States. Ogden is the historic home of the meeting of the transcontinental railways, and continues to be a national hub for rail traffic. Union Pacific manages an intermodal hub in Salt Lake City where rail freight can be transferred to truck and distributed throughout the Wasatch Front.

The Ogden Airport provides commercial flights through Allegiant Air as well as general aviation. With anticipated business expansions at the Ogden Airport, it is likely that commercial service will expand. Charter flights are also available at the Ogden Airport and offer convenient service to communities throughout the Western U.S. The Salt Lake International Airport is a 35-minute drive south on Interstate 15 and is also accessible from Ogden by transit.

The Utah Transit Authority’s mass transit system provides light rail, commuter rail, and bus services along the Wasatch Front. The FrontRunner commuter rail connects Ogden with the entire Wasatch Front. Employers find that the commuter rail expands their access to talent.

Cost of Business

Ogden City offers a very low cost of doing business. Forbes Magazine (2016) ranked Ogden the 8th best place for business and careers, due in large part to business costs that are lower than the national average. Taxes, insurance rates, and healthcare costs are very low, as are real estate and utility costs. Due to the affordable cost of living in the region, wages are also well below the national average. Significantly, Ogden City does not charge impact fees.

Applicable tax rates are summarized below:

<table>
<thead>
<tr>
<th>Tax Rates</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corporate Income Tax</td>
<td>5.00%</td>
</tr>
<tr>
<td>Personal Income Tax</td>
<td>4.95%</td>
</tr>
<tr>
<td>Property Tax</td>
<td>1.59%</td>
</tr>
<tr>
<td>Personal Property Tax</td>
<td>1.59%</td>
</tr>
<tr>
<td>Sales Tax</td>
<td>7.25%</td>
</tr>
</tbody>
</table>

Incentives & Support

Ogden City

Ogden City offers business planning and support services to help businesses succeed in Ogden. Services include detailed information about the city and broader region; site selection services; assistance with the entitlement process; and connections to workforce and education partners.

Ogden City can also offer business assistance for select projects using various tools including:

- Tax increment financing for projects in targeted redevelopment areas
- New Market Tax Credits and NMTC-backed financing
- EB-5 Foreign Investor Program
- Loans through the Ogden City Business Information Center (BIC) and its partners
Connections to community-based financing, such as the Utah Small Business Growth Initiative, with sizable loan participations and guarantees
Relocation resources and housing programs such as down payment assistance and low-interest home improvement loans

State of Utah
Job Training Assistance – The State of Utah provides several job training assistance programs:
- Custom Fit training is offered by Utah’s technical colleges. The colleges develop and coordinate training programs customized to employers’ needs. Up to 35% of the employers’ training costs may be covered.
- On-the-Job (OJT) training is offered by the Division of Workforce Services (DWS). DWS helps employers provide training for new hires specific to their new job requirements. DWS reimburses employers for up to 50% of the participants’ wages during training.

EDTIF Tax Credit – A post-performance, refundable tax credit up to 30 percent of new state tax revenues (state corporate, sales and withholding) over the life of the project.
- Create at least 50 new jobs
- Pay at least 110 percent of county average wage ($43,110 in Weber County)
- Demonstrate company stability and profitability
- Secure commitment from local community to provide a local incentive
- Demonstrate competition with other locations
- Enter into an incentive agreement with GOED that specifies performance milestones

Sales Tax Exemption for Manufacturing Equipment (§59-12-104)
- Manufacturers (SIC 2000–3999) are exempt from sales tax on the purchase or lease of machinery and equipment used primarily for manufacturing activities.

Research Tax Credits (§59-7-612)
- Utah tax code allows a non-refundable income tax credit for qualifying research expenses in Utah, as defined in Section 41 of the Internal Revenue Code. The credit is:
  - 5% of qualified research expenses in Utah that exceed a base amount;
  - 5% of payments made to a qualified organization for basic research in Utah that exceed a base amount; and
  - 7.5% of qualified research expenses for the taxable year.

Other Tax Exemptions
- Sales of products purchased for resale as an ingredient or component part of a manufactured product are exempt from sales tax in Utah (§59-12-104).
- Sales of electricity and fuel for industrial use are exempt from sales tax (§59-12-104).
- There is no property tax on inventory held for resale in the normal course of business (§59-2-1114).
Quality of Life

- 266 miles of trails
- 20,000 acres of flatwater
- 10,000+ skiable acres
- 220,000 acres of national forest
- 97 independent restaurants
- 63 independent retailers
- 67 historic sites

Ogden is a city with a unique identity and all the benefits of urban life. Downtown Ogden is set apart from other communities in the area by its walkability, distinctive architecture, and great variety of dining, shopping, nightlife, and events. More residents are choosing to live downtown, with exciting new housing options that include townhomes, live/work units, and apartments. The American Planning Association has designated Historic 25th Street as one of America’s Great Streets – recognizing the street for its distinctive historic architecture and vibrancy. A thriving arts scene is also emerging in Ogden, with new events such as the Ogden Twilight Concert series and the Ogden Arts Festival. Other options for housing include the more rural Ogden Valley and a new slopeside village development at Powder Mountain.

Ogden is also known for its incredible access to outdoor recreation, right in our backyard. An extensive trail system on the East Bench is ten minutes from downtown, perfect for before or after work outings. Thirty minutes from town is Ogden Valley, which offers additional recreational opportunities: world-class ski resorts, Pineview Reservoir, and hiking, biking, climbing, and fishing. Recreation within Ogden City includes miles of paved trails along the Ogden and Weber Rivers, the Ogden Nature Center, golf courses, and beautiful city parks.
Ogden’s unique combination of urban living and outdoor recreation also comes with a high quality of life and affordable cost of living. Ogden is a great place to live, but it is still very affordable. The mean housing price in Ogden is $188,100, while the average rent for a 2-bedroom apartment is $990/month. In 2016, Forbes ranked the Ogden-Clearfield MSA the 2nd best metro area in the country for raising a family. This ranking is based on relatively high incomes and low cost of living, along with affordable housing, safe neighborhoods, and good schools. Sunset Magazine has recognized Ogden as one of the West’s best places to live (2016), while Newsweek touted Ogden as having the narrowest wealth gap in the country.

Ogden offers the benefits of both a city and a mountain town – without the usual high costs of either. Long-time locals and newcomers alike value Ogden’s exceptional quality of life and affordable price tag. The quality of life and affordability of our community allow companies to recruit top talent to Ogden. Our community offers immediate access to world-class, uncongested recreation opportunities; a thriving outdoor community and culture; and a vibrant, livable downtown.
Cost of Living
A major component to any city’s quality of life is its cost of living. Affordable living and stable employment are important aspects to everyone’s quality of life. Data on the cost of living and housing costs provide insight into the affordability of metro areas throughout the U.S. (below).

Ogden Housing Costs
- Median home cost: $188,1k
- Average rent: $990/month (for a 2-bedroom unit)
*Source: Sperling’s Best Places*

A salary of $60k in Ogden would have to increase to $74k in Salt Lake City or $88k in Denver.
*Source: Sperling’s Best Places*

Cost of Living Index

<table>
<thead>
<tr>
<th>City</th>
<th>Cost of Living Index</th>
</tr>
</thead>
<tbody>
<tr>
<td>Portland, OR</td>
<td>41</td>
</tr>
<tr>
<td>Denver, CO</td>
<td>28</td>
</tr>
<tr>
<td>Reno, NV</td>
<td>17</td>
</tr>
<tr>
<td>Salt Lake City, UT</td>
<td>8</td>
</tr>
<tr>
<td>Phoenix, AZ</td>
<td>-1</td>
</tr>
<tr>
<td>Ogden, UT</td>
<td>-13</td>
</tr>
</tbody>
</table>

“Our employees, many of whom are in their 20s and 30s, could finally buy their first homes by moving here, thanks to Ogden’s low cost of living. But it was being immersed in some of the best skiing, kayaking, fishing, climbing, and biking trails in the world that really impressed us… It’s helped us attract and retain some of the best and brightest people in the business.”
- Mike Dowse, former president of Amer Sports (Atomic, Salomon and Suunto brands)

Housing Accolades
- 1,200 new housing units are recently completed or under construction in downtown Ogden. These include luxury apartments, townhomes, and live/work units.
- Housing in Ogden is affordable and unique. The mean housing price in Ogden is $181,100. Average rent for a 2-bedroom apartment in Ogden is $990/month. (Sperling’s Best Places, 2018)
- MarketWatch (2017) reported that the Ogden-Clearfield MSA has the highest rate of millennial homeownership, at 51% compared to 32% nationally (2017)
- Forbes Magazine (2016) ranked Ogden as the 2nd best metro area for raising a family.
- Sunset Magazine (2016) recognized Ogden as one of the West’s best places to live.
- National Geographic has called Ogden one of the country’s top ten emerging ski town.